



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, NOVEMBER 8, 2011– 6:30 PM  
DESERT BREEZE COMMUNITY CENTER  
8275 SPRING MOUNTAIN ROAD  
LAS VEGAS, NV 89117**

**Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.**

**If you need to contact a Board member, please call 455-8338.**

### BOARD MEMBERS

Dee Gatliff  
John Getter  
Duane Laible, Vice Chair  
Lee Plotkin  
Angie Heath Younce, Chair  
Diana Morton, Secretary

### POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.  
Helen Meyer Community Center-4525 New Forest Dr.  
Spring Valley Library-4280 S. Jones  
West Flamingo Senior Center-6255 W. Flamingo

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES/CONDUCT

A. Conformance with the Nevada Open Meeting Law

B. Meeting Guidelines

C. Liaison/County Staff Business

D. Approval of Agenda Posted, Including Any Deletions or Corrections

E. Approval of Minutes of October 25, 2011

IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and

Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.

V. TOWN BOARD INPUT

VI. PLANNING & ZONING

Possible action to be taken on the following applications:

SEE ATTACHMENT "A"

Items on the agenda may be taken out of order.

The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.

The Spring Valley Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

- VII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- VIII. Set next meeting date – Tuesday, November 29, 2011 – 6:30 PM
- IX. Adjournment

**COMMISSIONERS**

SUSAN BRAGER, Chair – STEVE SISOLAK, Vice-Chair  
LAWRENCE L. BROWN III – TOM COLLINS – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – MARY BETH SCOW  
DON BURNETTE, County Manager  
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

**ATTACHMENT A  
SPRING VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:30 P.M., NOVEMBER 8, 2011**

**NOTE: This item was previously heard on October 11, 2011 TAB but is returning with an updated staff report.**

- 1A. **WS-0443-11 – DR HORTON, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to modify street improvements deviating from Uniform Standard Drawings.  
**DESIGN REVIEW** for a single family residential development on a portion of 81.9 acres in an RUD (Residential Urban Density) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the south side of Peace Way, 1,600 feet west of Buffalo Drive within Spring Valley. SS/al/xx (For possible action)

**12/06/11 PC**

1. **NZC-0500-11 – WELLS CARGO, INC:**  
**ZONE CHANGE** to reclassify 42.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development with a portion within the Desert Inn Transition Corridor Overlay District. Generally located between Desert Inn Road and Spring Mountain Road, and between Tenaya Way and Montessouri Street within Spring Valley (description on file). SB/dg/xx (For possible action)
2. **UC-0474-11 – SAHARA PALM PLAZA, LLC:**  
**USE PERMIT** for on-premise consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on 0.6 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Sahara Avenue and Miller Lane within Spring Valley. SB/bk/ml (For possible action)
3. **UC-0476-11 – BECKER INVESTMENT COMPANY, LP:**  
**USE PERMIT** for psychic arts in conjunction with a retail store within a shopping center on 1.5 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 300 feet south of Sahara Avenue and 750 feet west of Decatur Boulevard within Spring Valley. SB/al/ml (For possible action)
4. **UC-0480-11 – ELDAN, LLC:**  
**USE PERMIT** for a major training facility (yoga) within an office and retail center on 1.9 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Oquendo Road and Rainbow Boulevard within Spring Valley. SS/al/ml (For possible action)
5. **UC-0485-11 – APACHE STRUCTURES, LLC:**

**USE PERMITS** for the following: **1)** reduce the separation from on-premise consumption of alcohol (supper club) to a residential use; and **2)** reduce the separation from outside dining to a residential use for a proposed supper club in an existing shopping center on 4.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the south side of Reno Avenue within Spring Valley. SB/bk/ml (For possible action)

6. **UC-0486-11 – DURANGO ROCHELLE, LLC:**

**USE PERMIT** for a recreational facility (children's play area) inside an existing building in conjunction with a retail center on 1.4 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Nevso Drive and Durango Drive within Spring Valley. SS/bk/ml (For possible action). **UC-0487-11 – WEST SAHARA PROMENADE COMPANY, LLC:**

**USE PERMITS** for the following: **1)** a recreational facility (indoor laser tag); and **2)** an arcade in conjunction with an existing shopping center on 7.9 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. LB/dg/ml (For possible action)

7. **UC-0487-11 – WEST SAHARA PROMENADE COMPANY, LLC:**

**USE PERMITS** for the following: **1)** a recreational facility (indoor laser tag); and **2)** an arcade in conjunction with an existing shopping center on 7.9 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. LB/dg/ml (For possible action)

8. **WS-0491-11 – HANLEY FAMILY TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** increased hardscape in the front yard for a garage addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Remuda Trail, 198 feet north of Concho Lane within Spring Valley. SB/bk/xx (For possible action)

**12/07/11 BCC**

9. **DR-0483-11 – FINDLAY FAMILY PROPERTIES, LP:**

**DESIGN REVIEW** for an addition to an existing automobile dealership on 4.1 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Sahara Avenue and Edmond Street within Spring Valley. SB/al/ml (For possible action)